



Chapter 3 Special Issues

Cluster 4 Asset Profile

Vacant Land/City Owned Surplus Land

Cluster 4 has among the highest percentage of vacant land and City owned parcels of the clusters. It also has the most concentrations and groupings of vacant parcels. This is due to a number of factors including:

- Disinvestment
- Large number of uncompleted redevelopment projects within the cluster.
- High level of land owned by institutions and tax exempt organizations
- Age and condition of many of the structures
- High level of land speculation
- Dynamic nature of land use patterns in the area

The vacant land in this area often brings with it other problems such as site contamination, size constraints based on street configuration, utility lines, and sensitivity of nearby land uses.

The following Open Land Areas Map (Map A6) illustrates the vast amount of open land that is located in the cluster; however, it does not differentiate between parkland, vacant land and dilapidated buildings. Its purpose is to give a picture of the potential land assembly possibilities.

In the area bound by Grand River, the I-75 and the I-96, more than two-thirds of the parcels are vacant with more than one-half City-owned. The area known as McDougall-Hunt has over fifty percent of its parcels vacant, fifty percent of which are City-owned. The same situation is true for the area east of Oakland and north of Holbrook, except the percentage of parcels owned by the City is slightly lower. In the residential section of Medbury Park, 72% of the vacant land is city-owned.

The tracts along the riverfront have the highest value for vacant land and are among the most desirable in the city. In the tract south of Jefferson and east of Rivard the City owns a few parcels, but a significant amount of it is located around the Uniroyal site. To the east of the Renaissance Center is the Ford Land Development property, which is vacant but is used as parking. The net effect is that the land is basically vacant, yet it is indicated otherwise on parcel maps. The same holds true for the Detroit Free Press property west of the riverfront that is used for truck parking.

The tract bounded by Grand Boulevard, I-75 and the city line has a vacant parcel rate of fifty percent with one-third of the parcels being city-owned. A few very large parcels are occupied by an intensive land use and other smaller ones are vacant. While there are large vacant land areas around the public housing projects in the cluster's central area, north of Grand Boulevard along the Woodward Corridor,

they are scattered lots which will take a major effort to assemble into a large developable area. There are no major vacant land groupings in this area.

Historic Districts

The following chart is an inventory of national, state and locally designated historic resources and multiple-property districts in the City of Detroit as prepared for the Greater Downtown Partnership. The categories found within this inventory are as follows:

Historic District Key (District Key): Many individually nominated historic resources are within nominated historic districts. The numbers in this column correspond to the numbered historic districts in the "Detroit's Historic Districts" section of this document.

Address: Resources are listed alphabetically according to street address and historic districts are listed alphabetically according to name.

Building Name: Historic name of the resource or district.

Ldmk. (Landmark): This column signifies the historic resource or district is a *National Historic Landmark* and is therefore recognized as one of the nation's most important historic and cultural resources.

Nat'l (National Register): This column signifies the historic resource or district is listed in the *National Register of Historic Places*. Resources with an "E" in this column have been determined to meet the criteria for eligibility for the National Register by the National Park Service, Department of the Interior, but have not yet been nominated.

State (State Register): This column signifies the historic resource or district is listed in the *State Register of Historic Sites*. If X* appears in the column, it means the resource is marked with a Michigan Historic Marker.

Local: This column signifies that a historic resource or district is a City of Detroit Historic District. (At the local level, individual properties as well as multiple-property districts are referred to as historic districts.)

GDP (Greater Downtown Partnership): The Greater Downtown Partnership subdivided the "Greater Downtown" into four sections: the Riverfront (River), the Central Business District (CBD), Central Woodward (Central), and North Woodward (North). This column indicates the location of historic resources within the Greater Downtown.

Zoning

The zoning pattern in Cluster 4 is the most varied in the City, as is the land use patterns. It is the only area of the City with B5, B6, SD1, SD2, PC, and PCA zones. Much of the zoning was crafted to cover and meet the needs of land uses of the area.

The PC & PCA only applies to the Public Center and the adjacent area within the CBD; B6 to the Eastern Market and parts of the CBD; and B5 to the CBD and New Center Area. Much of the City's high density residential R6 is in the Lafayette Park area, and a considerable amount of the City's PD zoning is in the various urban renewal projects throughout the cluster.

Renaissance Zone

The Renaissance Zone is a geographic area designated by the State of Michigan and the City of Detroit, which provides almost total state and local tax relief to both residents and businesses. The Renaissance Zone boundaries are indicated on the following map. The intent of the Renaissance Zone is to establish or maintain residences, retail shopping, industrial activity, and other forms of development consistent with local zoning requirements. There are six designated areas within the City of Detroit

Taxes waived by the State include the Single Business Tax and the 6-mill State Education Tax. Local taxes waived include Real and Personal Property Tax on operating mills, Local Income Tax, and Utility

Detroit's Historic Districts

District Key	Historic District	National	State	Local	Eligible	GDP
1	Arden Park - East Boston Historic District	X		X		
	<i>Arden Park and East Boston b/w Woodward and Oakland</i>					
2	Atkinson Avenue Historic District			X		
	<i>Atkinson Avenue between Linwood and John Lodge Freeway</i>					
3	Berry Subdivision Historic District (certified local historic district)			X		
	<i>Generally bounded by Fiske, Lodge and Parkview from Jefferson to Dwight, all of Dwight</i>					
4	Boston-Edison Historic District	X	X	X		
	<i>Generally bounded by Boston, Chicago, Longfellow & Edison from Woodward to Linwood</i>					
5	Brush Park Historic District			X		Central
	<i>Generally bounded by Woodward, Mack, Beaubien and the Fisher Freeway</i>					
6	Cass-Davenport Historic District (pending)	X				
	<i>3527, 3550, and 3566 Cass; 149 Davenport</i>					
7	Chene Street Commercial District				X	
8	Corktown Historic District	X		X		
	<i>Generally bounded by Lodge Freeway, Porter, Trumbull, Bagley, Rosa Parks and Michigan</i>					
9	Cultural Center Historic District	X				North
	<i>5200 and 5201 Woodward; 100 Farnsworth</i>					
10	Eastern Market Historic District	X	X			
	<i>Generally bounded by Gratiot, Riopelle, Rivard, and Division</i>					
11	Eastside Historic Cemetery District	X				
	<i>Generally bounded by Elmwood, Mt. Elliot, Lafayette, and Waterloo</i>					
12	East Ferry Avenue Historic District					North
	(a) <i>E. Ferry between Woodward and Brush</i>	X	X			
	(b) <i>E. Ferry between Woodward and Beaubien</i> (certified local historic district)			X		
13	Frederick Avenue Historic District		X	X		North
	<i>500 block of Frederick Avenue</i>					
14	Grand Circus Park Historic District	X				CBD
	<i>Generally bounded by Clifford, John R. and Adams</i>					
15	Greektown Historic District	X				CBD
	<i>Monroe Avenue between Brush and St. Antoine streets</i>					
16	Hubbard Farms Historic District (certified local historic district)			X		
	<i>Both sides of W. Vernor, W. Grand Blvd., W. Lafayette, and Clark</i>					

* = State Historical Marker

Detroit's Historic Districts

District Key	Historic District	National	State	Local		GDP
17	Indian Village Historic District	X	X*	X		
	<i>Generally bounded by Mack, Burns, Jefferson, and Seminole</i>					
18	E. Jefferson Residential Thematic Group	X				River
	<i>1001, 1350, 1523, 2016, 2170, 2730, 2900, 2910, 2921, 2931, 8100, 8109, 8115, 8905, and 8925 Jefferson; 415 Burns</i>					
19	E. Kirby Avenue Historic District			X		North
	<i>425, 433, 443 and 457 E. Kirby</i>					
20	Madison-Harmonie Historic District (certified local historic district)			X		CBD
	<i>163, 219, 246, 350 Madison; 230-42, 267 E. Grand River; 1465-73, 1526-38 Center 1407-1458, 1502-8, 1720 Randolph</i>					
21	Mies van der Rohe Residential District	X				
	<i>Generally bounded by Lafayette & Rivard, Antietam & Orleans</i>					
22	Monroe Avenue Commercial Buildings	X	X			CBD
	<i>118 Monroe; all other buildings have been demolished</i>					
23	New Center Area Historic District (certified local historic district)			X		North
	<i>Virginia Park b/w Woodward and Lodge Service Drive; first two blocks of Seward and Delaware west of Woodward; Pallister and Bethune b/w Bethune Court and Third; north side of Lothrop between Second and Third.</i>					
24	Oakman Boulevard Historic District			X		
	<i>Oakman Blvd. b/w Linwood to Davison and both sides of Oakman Court b/w Linwood and Oakman, excluding Linwood commercial frontage</i>					
25	Palmer Park Apartment Buildings Historic District	X				
	<i>Generally bounded by Pontchartrain, McNichols and Covington</i>					
26	Palmer Woods Historic District	X				
	<i>Generally bounded by 7 Mile, Woodward and Strathcona Drive</i>					
27	Park Avenue Historic District	X	X			CBD
	<i>Generally bounded by both sides of Park Avenue between the alley south of Elizabeth to the Fisher Freeway Service Drive including 113 and 119 Fisher Freeway Service Drive</i>					
28	Parke Davis and Company Pharmaceutical Plant, River Place Complex	X				River
	<i>Generally bounded by Joseph Campau, Wight, McDougal and the Detroit River</i>					
29	Peterboro-Charlotte Historic District (certified local historic district)			X		Central
	<i>South side of Peterboro and north side of Charlotte b/w Park Avenue and Woodward; east side of Park b/w Peterboro and Charlotte</i>					

* = State Historical Marker

Detroit's Historic Districts

District Key	Historic District	National	State	Local		GDP
30	Randolph Street Commercial Buildings Historic District	X				CBD
	<i>1208-1244 Randolph Street</i>					
31	Virginia Park Historic District	X				North
	<i>Virginia Park between Woodward and John Lodge Service Drive</i>					
32	Warren-Prentis Historic District (pending)	X				
	<i>Generally bound by W. Warren, Woodward, alley south of Prentis, and Third Avenue</i>					
33	Washington Boulevard Historic District	X				CBD
	<i>Washington Blvd. from Clifford to Michigan and 1201-23, 1249 and 1265 Washington</i>					
34	Wayne State University Historic District	X	X			Central
	<i>4735-4841 Cass Avenue</i>					
35	West Canfield Historic District (amended district - National Register district is pending)	X	X*	X		Central
	<i>W. Canfield between Second and alley west of Third</i>					
36	West Village Historic District	X		X		
	<i>Generally bounded by Jefferson, Kercheval, Parker and Seyburn</i>					
37	Willis-Selden Historic District (pending)	X				Central
	<i>Generally bound by W. Willis, Woodward, Cass, Selden, and Third</i>					
38	Woodbridge Neighborhood Historic District	X				
	<i>Generally bounded by Trumbull, Calumet, Gibson, Grand River, 12th, W. Warren, Wabash</i>					
	<i>Grand Trunk RR and Edsel</i>					
39	Woodbridge Farms Historic District			X		
	<i>East side of Trumbull Avenue & both sides of Lincoln from Canfield to Grand River</i>					
40	Woodward East Historic District	X	X			Central
	<i>Generally bounded by Alfred, Edmund, Watson, Brush, and John R.</i>					

* = State Historical Marker

Users Tax. Renaissance Zone Status can last for up to 15 years, with tax relief being phased out in the final 3 years in 25% increments.

Cluster 4 has the Central City Renaissance Zone area within its boundaries (see Map A7). The Central City area is bounded by Milwaukee Ave. on the north, the Chrysler Freeway (I-75) on the east, Piquette and the Ford Freeway (I-94) Service Drive on the south, and John R. on the west. Additionally, the Old Packard area abuts the eastern boundary of Cluster 4 along Grand Blvd. The location of the Renaissance Zone within Cluster 4 makes it an asset as a prime redevelopment opportunity.

Empowerment Zone

Cluster 4 contains the entire "Central Sector" of the Empowerment Zone (EZ), plus significant portions of the "Southwest" and "East" sectors as indicated on the preceding map. Approximately sixty percent of Detroit's Empowerment Zone is located in Cluster 4, indicating its potential for reinvestment (See Map A7). Businesses locating in, and hiring residents from, the Empowerment Zone are eligible for significant tax breaks and other programs. These include:

Empowerment Zone Legal and Accounting Group (EZLA) - The EZLA is a consortium of Detroit's legal and accounting firms providing various services to Empowerment Zone businesses. EZLA provides the following services as part of the services offered through the One Stop Capital Shop:

- Discounted legal and accounting services
- Monthly seminars on a variety of business development issues
- Mentoring opportunities for small legal and accounting firms located in the EZ

Employer Wage Credit - The employer wage credit is available to any employer engaged in a trade or business in the Empowerment Zone. An employer can claim a tax credit equal to 20% of the first \$15,000 of qualified wages paid or incurred to each employee who lives and work in the EZ. The rates and maximum credits are as follows:

Year Credit	Rate	Maximum
1994-2001	20%	\$3,000
2002	15%	\$2,250
2003	10%	\$1,500
2004	5%	\$750

An employer can claim the credit for wages paid to full or part-time employees who are EZ residents, and perform substantially all of their services for the employer in the EZ.

This credit cannot be claimed for wages paid to:

- An individual employed less than 90 days
- Certain related taxpayers
- A 5% owner
- An employee of a private or commercial golf course, country club, massage parlor, hot tub facility, racetrack or other gambling facility, a store whose principal business is the sale of alcoholic beverages for off-site consumption
- An individual employed in a trade or a business for which the principal activity is farming (only if the farm assets exceed \$500,000 at the end of the tax year)

Tax-Exempt Bond Financing - Tax-exempt bond financing is available for eligible uses. This financing option has lower interest rates than conventional loans, which would make some projects financially feasible that might not be otherwise.